

Design - it

Structural Solutions Ltd

37 Hall Bank, Barnsley, S75 1EX
Tel: 01226 291367
Mob: 07794 510438
e : info@design-it-solutions.com
w : www.design-it-solutions.com

Ref: NYP/15/188 Rev B

REF: 88 – 90 High Street, Dodworth, Barnsley – Boundary Wall Conditional Survey

Introduction

A conditional survey has been requested to the existing boundary retaining wall to the site formerly occupied by the Pheasant Inn, 88 – 90 High Street, Dodworth, Barnsley.

The Inn has been demolished some years ago and the site is currently undergoing development to provide 7 new build plots for detached dwellings.

In this regard a site inspection visit was carried out on the 12th April 2016, which comprised a visual inspection of the external boundary wall on to High Street in the south corner of the development.

Observations

The section of boundary wall of concern runs along the site boundary to the south corner of the site. The wall is of coursed stone construction and is built off the back of the pavement. The wall is approximately 1800 high and is retaining ground to the site up to approx. 1600mm. The section of stone wall extends for approx. 30m back up the hill before the construction changes to a solid brick built wall.

The wall as viewed from the road has a clear lean outwards with evidence of disturbance to the stone coursing and bonding of the wall further down High Street beyond the site.

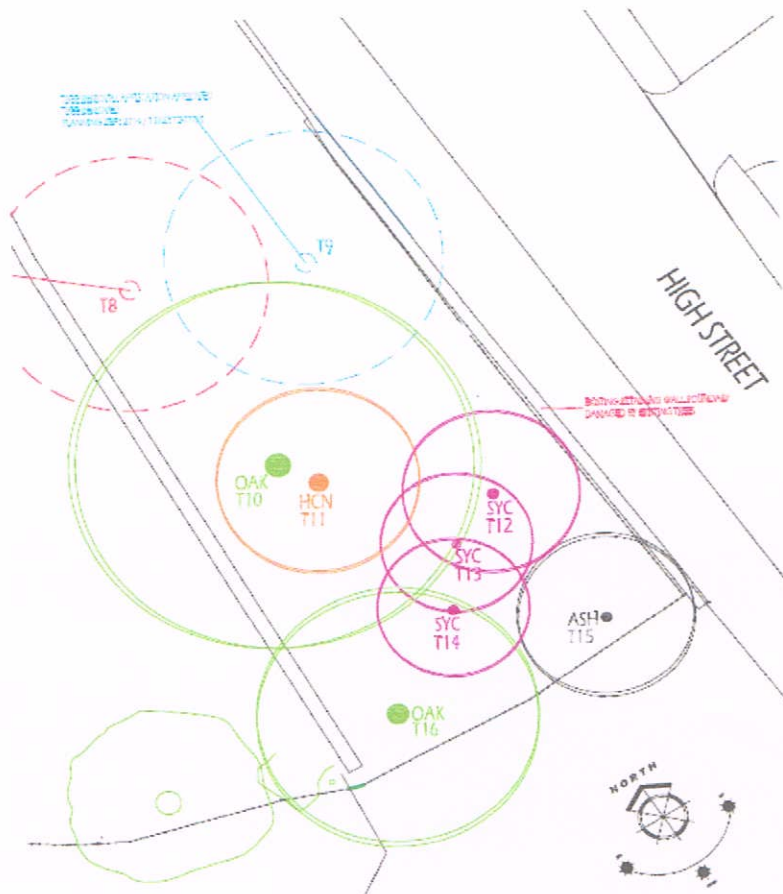
The area of ground behind the wall, within the development site, contains a group of approx 7 trees. The trees are mature and have grown grouped close together, 4 of these are growing very close to the back of the boundary wall. (Refer to Fig 1)

A tree survey was carried out and a report issued dated 12th May 2015. The report discusses the condition of all trees on the site, and makes particular reference to the trees in this south area of the site. There are a variety of species including Horse Chestnut, Sycamore, Ash and Oak. The report states that a number of these trees, the Sycamores, are restricting the growth of the Oak trees and should be removed.

For detailed discussion reference should be made to the report by Anderson Tree Care. Extracts showing tree layout are provided at the end of this report for information only.

Existing Tree Plan

Fig 1



| | | |
|-----|----------------|---|
| T8 | Sycamore | Removed |
| T9 | Horse Chestnut | Removed |
| T10 | Oak | OK but has suffered some soil disturbance and damage |
| T11 | Horse Chestnut | One sided crown due to competing with T10. Some trunk damage |
| T12 | Sycamore | Ok somewhat suppressed and some stem damage, a rather nondescript tree |
| T13 | Sycamore | Suppressed by surrounding trees, nondescript |
| T14 | Sycamore | As T13 |
| T15 | Ash | Coppice growth, crown entirely one sided and has been used as a garden climbing frame |
| T16 | Oak | Leans over neighbouring garden, some damage has resulted in growth defects |

Comments

From the visual site inspection, it is clear that the root and trunk growth of the trees in the area of raised ground directly behind the wall, as shown in Fig 1, has caused, and continues to cause, the existing boundary wall to be a potentially unstable state.

We would suggest that it will be necessary to undertake strengthening or even rebuilding works to this section of the boundary wall. In order to be able to carry out effective remedial works we suggest the trees directly behind the wall should be removed, these being T12, T13 & T15. These correspond to trees identified for removal in the arboricultural report. Removal of these trees will alleviate surcharge pressure from the rear of the wall. Where possible, and with approvals, other trees around the Oak trees, T10 & T16, should also be removed or thinned out.

It will be necessary for a specialist contractor to remove the canopy and trunks of each of the trees.

Sections of damaged / destabilised walls could then be taken down and rebuilt. We suggest that prior to commencing any excavation works that a specialist arboriculturist should be consulted to ensure that trees which are to remain are protected and that remedial works are not going to cause damage to the trees and roots.

Ian Thorpe

BEng (Hons) CEng MIStructE
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